080.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,100 / 632,100
					USE VALUE:	632,100 / 632,100
					ASSESSED:	632,100 / 632,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COREY PETER B &M BROOKE TRUST
Owner 2:	DM COREY REALTY TRUST
Owner 3:	
Street 1:	2 PAGE ROAD
Street 2:	
Twn/City:	BEDFORD
St/Prov:	MA Cntry: Own Occ: N
Postal:	01730 Type:

PREVIOUS OWNER

Owner 1:	COREY DOUGLAS M -
Owner 2:	-
Street 1:	46 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,100 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1881, having primarily Vinyl Exterior and 1200 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	208,100	1,900	422,100	632,100
Total Card	0.140	208,100	1,900	422,100	632,100
Total Parcel	0.140	208,100	1,900	422,100	632,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 526.75 | /Parcel: 526.7

Legal Description

User Acct 49771

GIS Ref

GIS Ref

Insp Date 02/25/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 080.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	208,100	1900	6,100.	422,100	632,100	632,100	Year End Roll	12/18/2019
2019	101	FV	194,600	2000	6,100.	428,100	624,700	624,700	Year End Roll	1/3/2019
2018	101	FV	194,600	2000	6,100.	319,600	516,200	516,200	Year End Roll	12/20/2017
2017	101	FV	194,600	2000	6,100.	289,400	486,000	486,000	Year End Roll	1/3/2017
2016	101	FV	194,600	2000	6,100.	277,400	474,000	474,000	Year End	1/4/2016
2015	101	FV	183,500	2000	6,100.	235,200	420,700	420,700	Year End Roll	12/11/2014
2014	101	FV	183,500	2000	6,100.	223,100	408,600	408,600	Year End Roll	12/16/2013
2013	101	FV	183,500	2000	6,100.	212,300	397,800	397,800		12/13/2012

!6513!

PRINT

Date	Time
12/10/20	21:16:50

LAST REV

Date	Time
04/30/19	14:45:37

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6513

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COREY DOUGLAS M	55117-500		8/5/2010	Family	1	No	No		
COREY DOUGLAS M	32802-67		4/25/2001	Family	1	No	No		
MACGILLIVRAY C.	27330-121		5/28/1997		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/3/2012	566	Manual	2,000					
7/26/2011	755	Manual	2,055					AIR SEALING/INSULA
1/26/1999	42	Add Bath	5,000					ADD BATH

ACTIVITY INFORMATION

Date	Result	By	Name
2/25/2019	Meas/Inspect	DGM	D Mann
10/20/2018	MEAS&NOTICE	HS	Hanne S
1/2/2009	Meas/Inspect	294	PATRIOT
1/11/2000	Meas/Inspect	243	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	49771
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.99	5									422,102						422,100	

Total AC/HA: 0.14004 | Total SF/SM: 6100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,102 | Spl Credit | Total: 422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1881	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99396008
Adj $ / SQ:	174.440
Other Features:	69750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322534
Depreciation:	114822
Depreciated Total:	207712

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4			BRs: 2				Baths: 2		HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

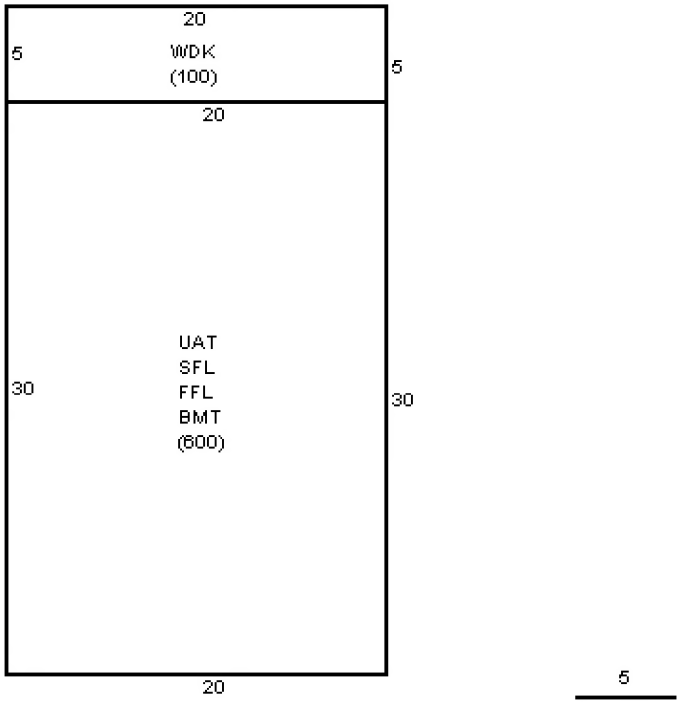
No Unit	RMS	BRS	FL
1	4	2	
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.44
Special Features:	400	Val/Su Net:	101.51
Final Total:	208100	Val/Su SzAd	173.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	600	52.330	31,399
FFL	First Floor	600	174.440	104,664
SFL	Second Floor	600	174.440	104,664
UAT	Upper Attic	150	69.780	10,466
WDK	Deck	100	15.900	1,590
	Net Sketched Area:	2,050	Total:	252,783
Size Ad	1200	Gross Are	2500	FinArea 1200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

080.0-0005-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
96	Whirl Pool	M	S	1	1	A	AV	1998	500.00	T	16.8	101			400			400
2	Frame Shed	D	Y	1	6X8	A	AV	1960	0.00	T	40	101						
14	Open Porch	D	Y	1	8X7	A	AV	1990	44.00	T	23.2	101			1,900			1,900

More:	N	Total Yard Items:	1,900	Total Special Featues:	400	Total:	2,300